

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		EGERTON RD, ARLINGTON

## OWNERSHIP

Owner 1:	DUDA SETH &			
Owner 2:	MILLER MARA			
Owner 3:				
Street 1:	82 EGERTON RD UNIT 1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1:	TAYLOR ROBERT/ MELYSSA -		
Owner 2:	-		
Street 1:	82 EGERTON RD UNIT 1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	485,000	3,300		488,300
Total Card	0.000	485,000	3,300		488,300
Total Parcel	0.000	485,000	3,300		488,300
Source: Market Adj Cost	Total Value per SQ unit /Card:			473.16	/Parcel: 473.1

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	477,900	3300	.		481,200	481,200	Year End Roll	12/18/2019
2019	102	FV	486,800	3300	.		490,100	490,100	Year End Roll	1/3/2019
2018	102	FV	430,900	3300	.		434,200	434,200	Year End Roll	12/20/2017
2017	102	FV	393,100	3300	.		396,400	396,400	Year End Roll	1/3/2017
2016	102	FV	393,100	3300	.		396,400	396,400	Year End	1/4/2016
2015	102	FV	363,500	3300	.		366,800	366,800	Year End Roll	12/11/2014
2014	102	FV	347,000	3300	.		350,300	350,300	Year End Roll	12/16/2013
2013	102	FV	347,000	3300	.		350,300	350,300		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
10/26/2005	Info Fm Prmt	BR	B Rossignol
6/8/2004	External Ins	BR	B Rossignol
11/2/1999	Inspected	264	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
10/1/1981		KM	

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	48.500000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj \$ / SQ:	394.189
Other Features:	64000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	543777
Depreciation:	58728
Depreciated Total:	485049

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	
Totals				
1		5	2	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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## COMPARABLE SALES

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,032	394.190	406,803	
Net Sketched Area:		1,032	Total:	406,803	
Size Ad	1032	Gross Are	1032	FinArea	1032

### SUB AREA DETAIL

[illegible]

**IMAGE**



**AssessPro** Patriot Properties, Inc